






Luscombe Maye

Since 1873

4 Manor Park,
Guide Price £385,000

 4  2  2



- Detached Bungalow
- Driveway Parking
- Patio and Lawned Gardens
- EPC Tbc
- Four Double Bedrooms
- Garage
- Lovely Views



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| Garage | Patio and Lawned Gardens | Lovely Views



Approximate Gross Internal Area 1203 sq ft - 112 sq m
(Excluding Garage)

Ground Floor Area 826 sq ft - 77 sq m
First Floor Area 377 sq ft - 35 sq m
Garage Area 129 sq ft - 12 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure form is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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